Richard Kendall Estate Agent

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18 Brookfield Drive, Ackworth, Pontefract, WF7 7HB

For Sale By Modern Method OF Auction Freehold £225,000

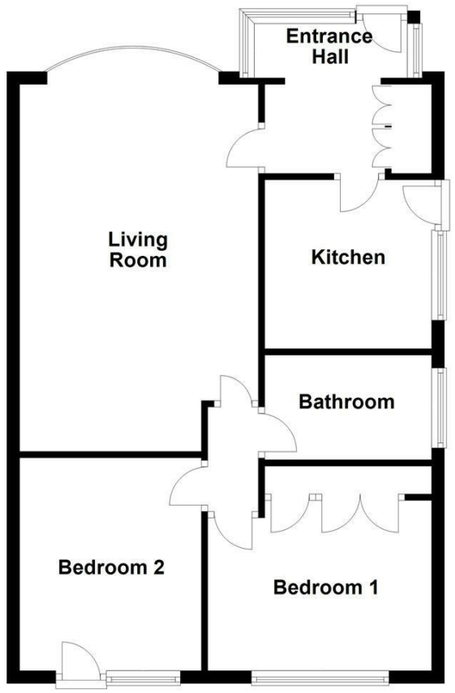
A detached two bedroom bungalow with enclosed gardens to the front and rear, ample off road parking, two good size double bedrooms, UPVC double glazing and gas central heating.

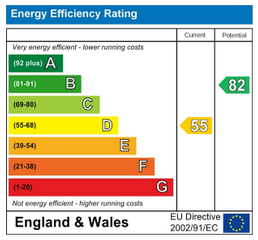
The accommodation fully comprises entrance hall with built in double storage cupboard, kitchen, lounge diner with attractive fireplace, inner hallway, two double bedrooms and bathroom/w.c. Outside, there is an enclosed front garden with attractive lawn and planted borders, double cast iron swing gates provide access onto a block paved driveway providing off road parking and leading to the carport and converted garage. The rear garden is accessed via timber gate and has a lawn, paved patio and is enclosed.

The property itself is situated in the sought after area of Ackworth and within close proximity to the amenities and restaurants as well as bus routes travelling to and from Pontefract town centre. The A1 motorway is only a short distance away ideal for those looking to travel further afield.

Only a full internal inspection will reveal all that is on offer at this quality home.

Ground Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door, UPVC double glazed windows, opening with two fitted storage cupboards, central heating radiator, coving to the ceiling, doors into the kitchen and lounge diner.

KITCHEN
8'7" x 8'6" (2.64m x 2.60m)
A range of wall and base units with laminate work surface over, tiled splashback above, stainless steel sink and drainer with chrome mixer tap, plumbing and drainage for washing machine, space for fridge freezer, space for freestanding oven and grill with cooker hood over, UPVC double glazed side entrance door, UPVC double glazed window to the side, coving to the ceiling, laminate flooring.

LOUNGE DINER
12'3" x 19'0" max x 16'3" min (3.75m x 5.81m max x 4.96m min)
Bow UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator, door into the inner hallway, living flame effect gas fire with marble hearth, matching interior and wooden decorative surround. Three wall light points.

INNER HALLWAY
Loft access, doors to the bedrooms and bathroom/w.c.

BATHROOM/W.C.
8'5" x 5'4" (2.57m x 1.65m)
Panelled bath with shower screen, two taps and electric shower over. Ceramic wash basin with mixer tap set on vanity cupboards and a low flush w.c. Tiled walls, central heating radiator, UPVC double glazed frosted window to the side.

BEDROOM ONE
11'6" x 8'8" max x 7'10" min (3.51m x 2.65m max x 2.41m min)
Coving to the ceiling, UPVC double glazed window to the rear aspect, central heating radiator, a range of fitted wardrobes' to one wall.

BEDROOM TWO
9'4" x 10'10" (2.85m x 3.32m)
UPVC double glazed door leading into the rear garden and a UPVC double glazed window, central heating radiator and coving to the ceiling.

OUTSIDE
To the front of the property there is an attractive lawned garden with planted borders with mature bushes and plants within, brick walling with cast iron railings, double cast iron gate providing access onto a block paved driveway providing off road parking and continues through a further set of cast iron gates to a car port and a converted garage having timber door, power, light and single glazed window. A timber gate provides access to the rear garden. The rear garden has an attractive lawn with planted borders, paved patio areas. The other side has a timber gate providing a paved pathway. Water point connection.

COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.